

## 30 Bellevue Place, Ballyclare, BT39 9AT



- **Townhouse**
- **Three Bedrooms**
- **One Reception**
- **Recently Comprehensively Modernised**
- **Deluxe Shaker Fitted Kitchen (Recently Installed)**
- **Deluxe Modern Bathroom (Recently Installed)**
- **Excellent First Time Buy**
- **PVC Double Glazed Windows, Guttering And Soffits**
- **Oil Fired Heating (New Boiler)**
- **Popular Convenient Location**

**PRICE Offers Over £119,950**

*Positioned within a popular convenient location within walking distance of Ballyclare town centre. This spacious three bedroom townhouse is a perfect purchase for first time buyers. Recently comprehensively modernised this property is 'move in' ready and will interest the buyer searching for a Home and a realistic price. Early viewing advised.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

PVC front door with double glazed side screen into:-

#### WELL PRESENTED ENTRANCE HALL

Painted panelled ceiling. Open storage recess under stairs.

#### LOUNGE 19'3" x 9'9"

Horseshoe style cast iron open fireplace with tiled hearth and painted wooden surround. Dual window aspect.



#### DELUXE RECENTLY INSTALLED SHAKER KITCHEN 9'7" x 7'3"

Approximately. Equipped with a range of high and low level 'midnight blue' shaker style units with contrasting stone effect works surfaces and upstands. Integrated oven with four ring hob, overhead extractor fan housed in stainless steel canopy and glass splashback. Single drainer stainless steel sink unit with swan neck tap. Plumbed for washing machine. Space for freestanding fridge/ freezer. Fitted large style cupboard. Fixed full height shelving bays.



### FIRST FLOOR

#### BEDROOM 1 11'6" x 9'11"

#### BEDROOM 2 12'6" x 7'4"

Built in storage cupboard. Shelved hotpress.

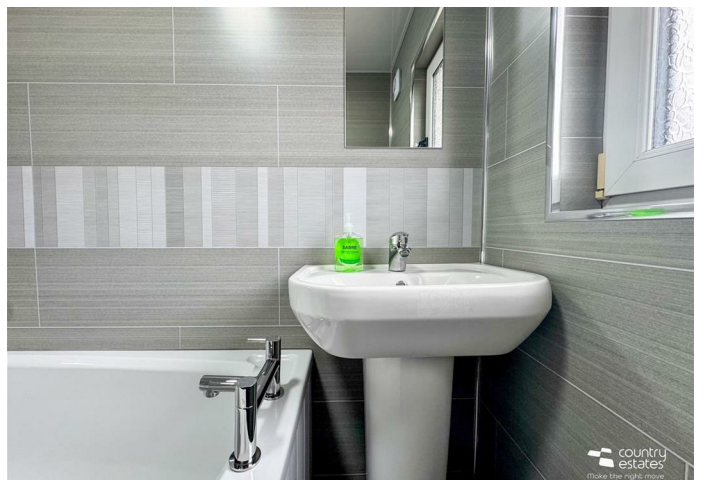
#### BEDROOM 3 8'8" x 7'4"

Built in storage cupboard.



## DELUXE MODERN FAMILY BATHROOM


Comprising bath with folding shower screen and electric shower unit, pedestal wash hand basin with monobloc tap and button flush WC. Tile effect PVC wall panelling. PVC panelled ceiling.



## OUTSIDE

Private hard landscaped garden to front screened by perimeter fence.  
Private enclosed garden to rear fully paved and screened by perimeter fence.  
Gate to side providing pedestrian access.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

T: 028 9318 0002  
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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